

What is an O Zone?

The Office zone allows all types of office activities and encourages buildings which are compatible with residential development. The O zone serves as a buffer between commercial and residential development with minimal traffic generation.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Planning Department. Please supply the following information:

- Street address
- Nearest cross street
- Assessor's Parcel Number (APN number) if available

What are the permitted uses in an O zone?

Uses that will unreasonably interfere with residential uses or other activities within the O zone are not allowed. The following uses are permitted in an O zone:

- Offices, administrative, professional, medical, dental and optical laboratories associated with a professional use, real estate, insurance, stocks and bonds, and other similar offices characterized by absence of retail sales
- Retail sales by a pharmacy within a medical building

*Additional uses may be allowed if a **Conditional Use Permit** (CUP) is approved. Please contact the Planning Department for further information.

Examples of proper O zone uses:

- Real estate agency
- Chiropractic office
- Title company
- Accountant office
- X-ray laboratory (associated with professional medical office)
- Physical therapist office

Is there a minimum lot size requirement?

Yes, the minimum lot area in an O zone is 8,000 S.F.

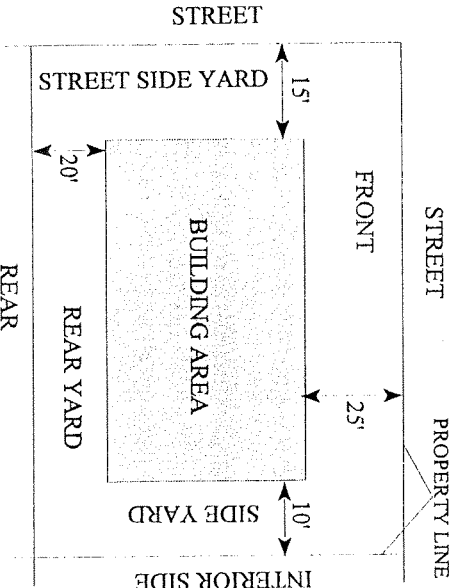
What are the minimum setback requirements?

Front	25'
Side	10'
Rear	20'
Street side	15'

Note:

A 6' high masonry wall is required along any property line abutting a residential zoned lot (8' high masonry wall is permitted if both parties agree).

Example illustration of setbacks for an O zoned lot:



Notes:

Note:
The maximum average height for accessory building is 15' (measured from natural or finished grade, whichever is lower and creates a lower profile). Please contact the Planning Department for further information.

What is the maximum lot coverage allowed?

You may cover up to 40% of the lot, including any type of accessory buildings.

What are the requirements for buildings located in a parking assessment district?

The Floor Area Ratio (FAR) for new buildings or expansions of gross floor area of existing buildings must not exceed .60.

In the event a building that exceed a FAR of .60 within the O zone is destroyed involuntarily, reconstruction to the amount of prior floor area shall be allowed. For further questions, please contact the Planning Department.

Other requirements?

If the property is zoned O and located along Los Gatos Boulevard, please reference the Los Gatos Boulevard Plan and Design Standards.

For answers to other questions on topics such as Floor Area Ratio (FAR), parking, driveway, public improvement or architectural requirements, you may contact the Planning Department:

Town of Los Gatos
Planning Department
110 East Main Street
Los Gatos, 95031
(408) 354-6874